

DSF Development - Rezoning



City Council
13 May 2014

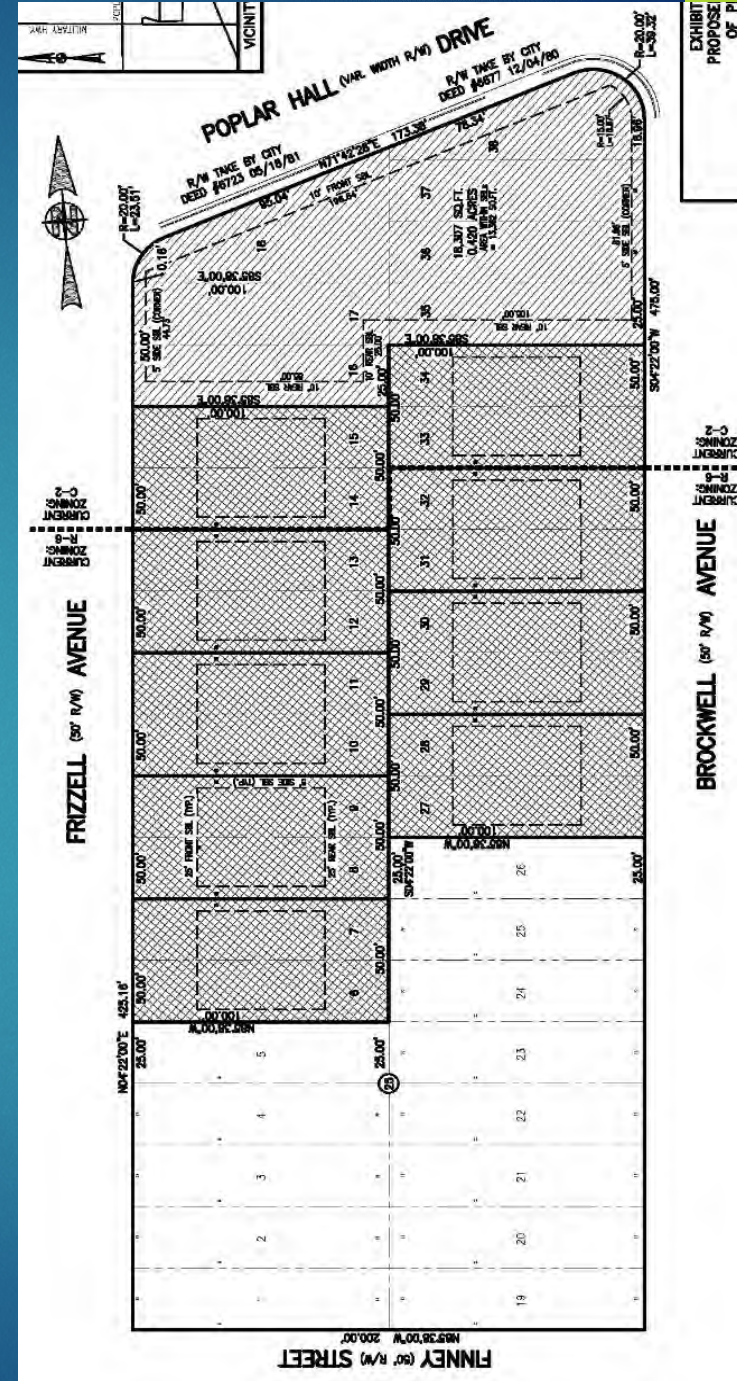
Existing Conditions

- ▶ **Neighborhood**
 - ▶ **Edge of Glenrock Neighborhood**
 - ▶ **Single-Family**
 - ▶ **Surrounding area is a mix of Residential, Commercial and Institutional**
- ▶ **Site Location**
 - ▶ **South side of Poplar Hall Drive between Frizzell and Brockwell Avenues**
 - ▶ **Across from the Gallery at Military Circle**
- ▶ **Existing Development**
 - ▶ **Vacant land (Zoned Conditional C-2 and R-6)**



Proposal

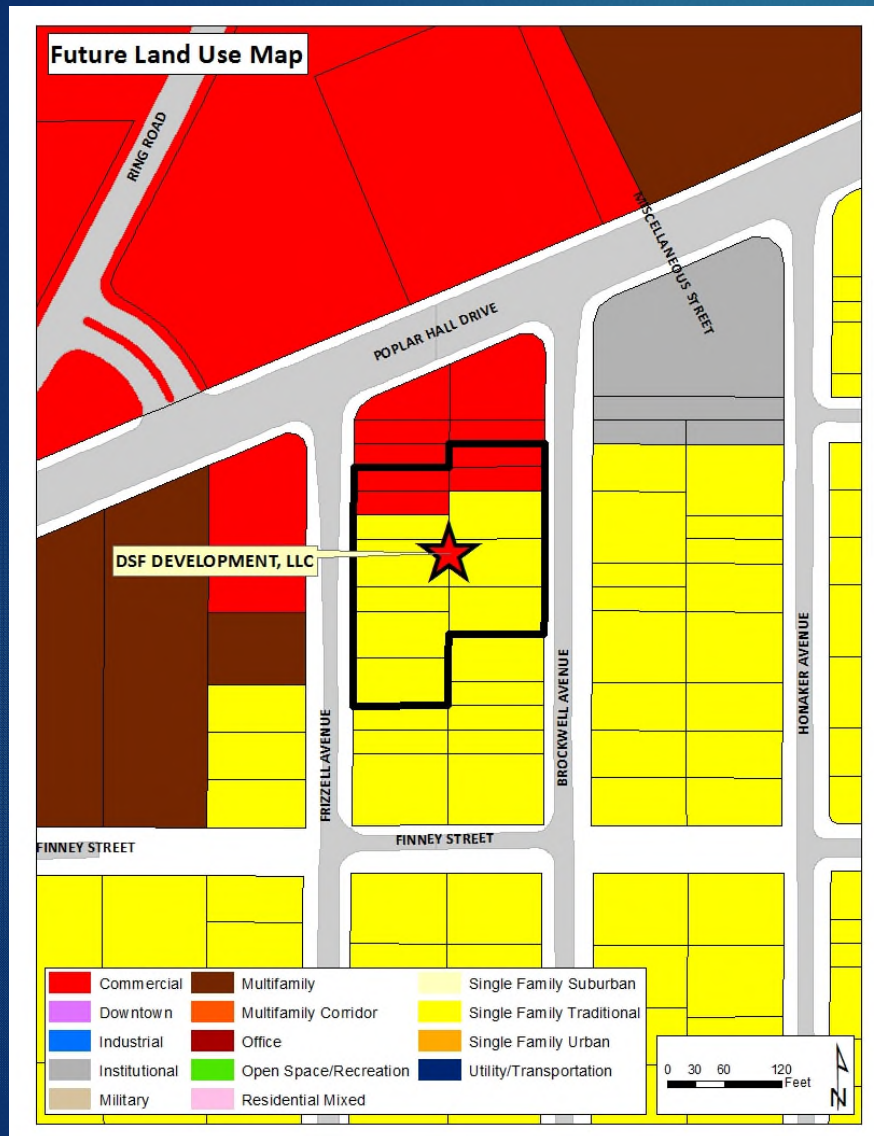
- Construction of 9 new single-family homes.



Request - Rezoning

- ▶ **Rezone .23 acres of property**
 - ▶ **From Conditional C-2 (Corridor Commercial)**
 - ▶ **To Conditional R-8 (One-Family)**
- ▶ **Rezone .80 acres from R-6 to Conditional R-8:**
 - ▶ **R-6**
 - ▶ **Minimum lot width: 75**
 - ▶ **Minimum lot size: 7,500 square feet**
 - ▶ **R-8**
 - ▶ **Minimum lot width: 50 feet**
 - ▶ **Minimum lot size: 5,000 square feet**
- ▶ **Current zoning would permit 4 homes**
- ▶ **Conditional Rezoning would permit 9 homes**

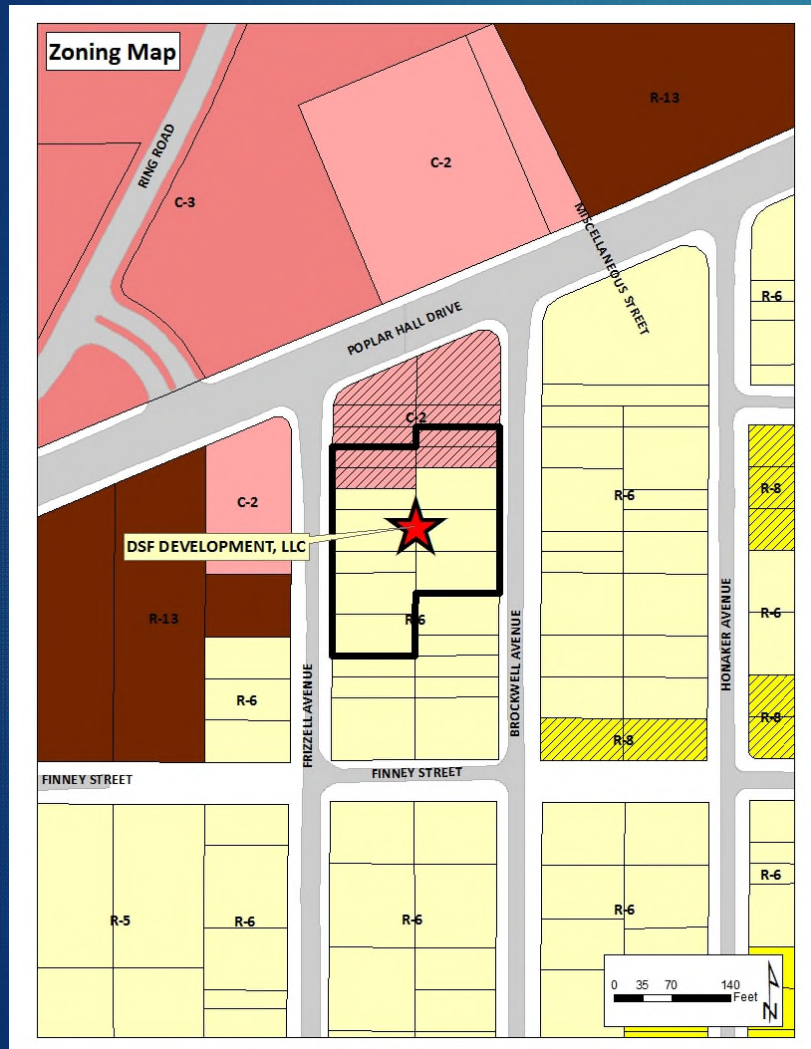
plaNorfolk



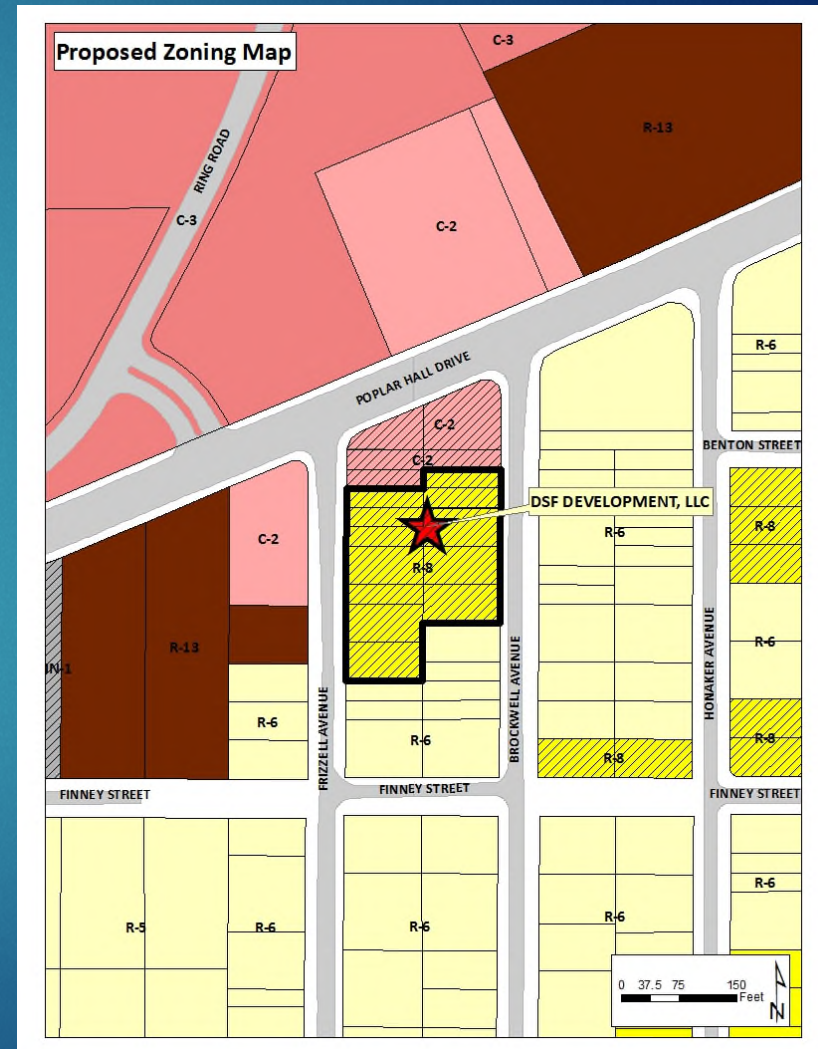
- **Northern portion**
 - Commercial
- **Southern portion**
 - Single Family Traditional.
- **Single Family Traditional lots**
 - 50 to 70 feet
 - 4,000 to 7,500 square feet
- **Proposal**
 - Maintains the frontage of Poplar Hall Drive for commercial use
 - Proposes single family residential
 - Lots 50 feet in width
 - 5,000 square feet in area
 - Proposed rezoning is consistent with *plaNorfolk2030*

Zoning

Current



Proposed



Proffered Conditions



- 1. Curb and gutter will be constructed along frontages.**
- 2. The Planning Department will review homes to be compatible with the building pattern in the neighborhood .**

Recommendation

Planning Commission recommended approval by a 5-0 vote

- ▶ **Rezoning is consistent with other approved rezonings within the Glenrock neighborhood.**
- ▶ **The proposed rezoning is consistent with *plaNorfolk2030*.**
- ▶ **Project provides new housing.**
- ▶ **Project provides new infrastructure.**

Comment cards received:

2 in opposition and 1 in favor (applicant).

Timeline

26 March 14

- Development presented to Glenrock Civic League

27 March 14

- Planning Commission item continued

10 April 14

- Developer met with Glenrock Civic League

24 April 14

- Planning Commission vote (5-0, Approval)

20 May 14

- City Council public hearing